



CITY COUNCIL
AGENDA ITEM STAFF REPORT

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| MEETING DATE: | FEBRUARY 10, 2026 |
| TITLE: | An Ordinance Authorizing the Mayor to Execute a Standard Form of Agreement for a Guaranteed Maximum Price Amendment (Exhibit A, AIA Document A133-2019) Between the City of Collinsville and Holland Construction Services, Inc, in Relation to the Construction of Fire Station No. 2. (Guaranteed Maximum Price Amendment) |
| DEPARTMENT: | FIRE DEPARTMENT |
| PROJECT MANAGER: | JOHN BAILOT, FIRE CHIEF |
| REQUESTED ACTION: | APPROVAL |
| STRATEGIC PLAN GOAL(s): | #4: INVEST IN PUBLIC INFRASTRUCTURE #6: KEEP COLLINSVILLE SAFE #7: SUPPORT EXCELLENT MUNICIPAL SERVICES |
| ATTACHMENTS: | ORDINANCE, AGREEMENT, HOLLAND DOCUMENT INCLUDING RECOMMENDATION LETTER, GMP SUMMARY, BID TABULATION SHEET, ASSUMPTIONS AND CLARIFICATIONS, AND CONSTRUCTION SCHEDULE, CIP PROJECT PAGE |

SUMMARY RECOMMENDATION

Staff recommends the approval of the ordinance authorizing the Mayor to execute the agreement with Holland Construction Services for a guaranteed maximum price (GMP) of \$8,247,361 in relation to the construction of fire station #2 at 400 Pine Lake Rd.

EXECUTIVE SUMMARY

The City engaged the services of Archimages for design and engineering services for the new fire station #2 to replace the current station on Belt Line. The City also engaged the services of Holland Construction Services to serve as Construction Manager during the design phases and to provide support, cost reduction options, cost estimates at specific points in the project, and to assist with the competitive bidding process.

The design phase is complete; Holland has provided several cost estimates along the way and put the construction documents out for competitive bid. The various bids were received on January 27, 2026. Bids were received for every portion (division) of the construction project with at least two bids for every division, with many bids for several divisions. The number of bids received provided for very competitive process with pricing favorable to the City. Holland Construction Services vetted the lowest responsible bidders and has assembled the final anticipated cost for this building and grounds. Holland will serve as Construction Manager at Risk and has provided the city with a list of contractors, and a guaranteed maximum price for the site-work and construction of the new fire station. Holland Construction Services

will serve as Construction Manager and will provide site supervision and overall management of the project to completion.

BACKGROUND

Two independent studies and subsequent reports were conducted and both referenced as the Fire Department Master Plan. The first was delivered to the City Council at an early 2020 Council meeting. After that report, as many of the firefighters did not support the findings of McGrath Consulting Group, the fire department created a new “fire master plan committee”. The fire department master plan committee included a wide group of participants including firefighters, elected officials, city management, business owner, citizen, and other city departments at various time throughout this independent process. The second master plan report was unanimously approved by the full committee and presented to the City Council on February 28, 2023. The Resolution (23-7R) adopting the plan was approved without dissent at the March 14, 2023, City Council meeting.

The findings of both the McGrath plan and the fire department master plan committee, using current data, building locations, response time, and coverage, came to very similar results. Both reports discussed many topics, but specifically, both recommended that if the City was to move to a three-station model, a new fire station #2 should be built in the general area of Vandalia/Belt Line.

We are now seven (7) years from the time McGrath was commissioned for the first report and we are ready to construct the new fire station #2 to replace the existing building at 1160 Belt Line. This building was designed to serve and meet the needs of the citizens of Collinsville for 40+ years and is ideally located for a 4-minute response. Once fire station #3 is built on the acquired property on United drive, the fire department will be positioned to meet the NFPA standard of 4 minutes throughout the city.

In August 2024 Archimages presented the schematic plan for the new fire station #2, and cost estimates based on square footage. At that time the cost opinion for the building and site work ranged between \$6,818,625 and \$8,110,575. The cost opinion at that time did not consider construction management fees, nor did it include the costs associated with purchasing property or design fees. Construction Management services were added after this presentation. The estimated cost opinion at that time for the construction project ranged from \$8,864,212 and \$10,543,747. Again, as we did not have a construction manager at that time those fees along with the property acquisition fees were not included in the opinion.

The actual bid costs for the building and site came in within the initial range provided by Archimages at \$7,655,548. There is \$229,666 within the GMP agreement with HCS as contingency funds, which is 3% of the cost of construction, and important to hold for unforeseen conditions/situations. The amount of contingency funds not expended are credited back to the City. The Construction Management fees included in the GMP are \$389,147. The operational owner provided items that will come before the Council at a future meeting are estimated at \$781,607.

Cost Comparison

August 2024 Cost Opinion

Construction Budget Opinion
Total Building Area 14,355 s.f.

Average Cost Current Market
High \$565 / s.f.
Medium \$525 / s.f.
Low \$475 / s.f.

Construction Cost Opinion
High \$8,110,575.00
Medium \$7,536,375.00
Low \$6,818,625.00

Project Cost Opinion
(20% - 30% additional)
High \$10,543,747.00
Medium \$ 9,797,288.00
Low \$ 8,864,212.00

Archimages
Budget

Potential Project Cost

- Design/Construction Contingency
- Site Abatement/Remediation
- Permits
- Insurance
- Signage
- Furniture /Fixture/Equipment
- Professional Services
- Geotechnical Borings
- Materials Testing
- Phone/Hardware/Services
- Computers
- Utilities
- Cameras
- Financing
- Moving Expenses

Feb 10, 2026, Actuals

| Construction Budget after bids received | |
|--|----------------|
| Total Building Area | 14,000 sq. ft. |
| Building and Site Construction Costs | \$7,655,548 |
| Construction Contingency | \$229,666 |
| Construction Mgmt Fees | \$389,147 |
| Operational - Owner provided costs | \$781,607 |
| Funds necessary to complete this project | \$9,055,968 |

Total Project Costs

The City Council previously approved the phase I design, due diligence expenses and property acquisition, and phase I of construction management service. To get this project to completion we estimate the total project cost for construction and owner provide items to be \$9,055,968. We will come back to the Council with an Ordinance approving the budget for the owner provide items.

| Funds needed for construction | |
|---|-------------|
| Building and site work (includes construction Mgr. services) | \$827,4361 |
| "Owner provided" items (not including pre-construction costs) | \$781,607 |
| | \$9,055,968 |

Inclusive project with previously approved and expended/encumbered pre-construction items.

Guaranteed Maximum Price

The GMP is determined as per the following:

| Collinsville Fire Department 2/10/2026 | | | |
|--|--|--------------|----------------------|
| | BID PACKAGE | CMR GMP | Alt. 1 Irrigation |
| BP No. 3 | Concrete | \$ 777,310 | \$ - |
| | Concrete adverse weather admixtures and cleanup | \$ 36,600 | |
| BP No. 4 | Masonry | \$ 659,990 | \$ - |
| BP No. 5 | Structural & Miscellaneous Steel | \$ 195,000 | \$ - |
| | Decorative Exterior Brackets | \$ 20,000 | |
| BP No. 6 | General Trades/Carpentry | \$ 582,700 | \$ - |
| | Safety protection and signage, mechanical room door, overhead door paint, arched window template, exterior and monument sign allowance | \$ 87,030 | |
| BP No. 7 | Roofing/Sheet Metal/Metal Panels | \$ 215,601 | \$ - |
| | Shingle Roof cleanup | \$ 10,800 | |
| BP No. 8 | Aluminum Storefront | \$ 98,916 | \$ - |
| BP No. 9.1 | Metal Studs/Drywall/ACT | \$ 669,000 | \$ - |
| | Drywall patching and drywall and metal stud cleanup | \$ 61,600 | |
| BP No. 9.6 | Flooring & Ceramic Tile | \$ 39,860 | \$ - |
| | Rubber floor moisture mitigation | \$ 5,827 | |
| BP No. 9.7 | Resinous Flooring | \$ 68,535 | \$ - |
| | Flooring protection for resinous flooring | \$ 14,313 | |
| BP No. 9.9 | Painting | \$ 60,786 | \$ - |
| | Touch up painting | \$ 5,000 | |
| BP No. 21 | Fire Suppression | \$ 193,245 | \$ - |
| BP No. 22 | Plumbing | \$ 484,800 | \$ - |
| | Temporary water service and usage and building information modeling | \$ 20,192 | |
| BP No. 23 | HVAC | \$ 621,470 | \$ - |
| | Temp heat and cooling and building information modeling | \$ 87,087 | |
| BP No. 26 | Electrical | \$ 1,011,750 | \$ - |
| | Temp electrical service and usage and building information modeling | \$ 36,487 | |
| BP No. 31 | Earthwork/Storm Sewer | \$ 414,431 | \$ 33,868 |
| | Parking Rental, Temp Parking, Surveying, temp fencing, site cleanup and street cleaning, traffic control, and unsuitable soils allowance | \$ 197,048 | |
| | General Conditions | \$ 884,729 | \$ - |
| | Performance Bond | | |
| | Builder's Risk | \$ 10,000 | |
| | General Liability Insurance | \$ 85,541 | \$ 383 |
| | SUBTOTAL | \$ 7,655,548 | \$ 34,251 |
| | Construction Contingency | \$ 229,666 | \$ 1,028 |
| | SUBTOTAL W/ CONTINGENCY | \$ 7,885,215 | \$ 35,278 |
| | CM FEE | \$ 315,409 | \$ 1,411 |
| | CONSTRUCTION COST OF WORK | \$ 8,200,623 | \$ 36,689 |
| | Preconstruction | \$ 73,738 | |
| | CONSTRUCTION TOTAL WITH PRECON | \$ 8,274,361 | \$ 36,689 |
| | Add Alt. 1 Add Irrigation | \$ 36,689 | |
| | CONSTRUCTION COST OF WORK WITH ALTERNATE | \$ 8,311,050 | |

FUNDING SOURCE

Bond Funds

DEPARTMENT REVIEW

FIRE DEPARTMENT, ADMINISTRATION, FINANCE, CORPORATE COUNSEL

RECOMMENDATION

Staff recommends the approval of the Ordinance authorizing the Mayor to execute a standard form of agreement for a guaranteed maximum price for the construction of the new fire station #2 at 400 Pine Lake Rd.